

AFTER RECORDING RETURN TO:

Mississippi Real Estate Closings, LLC
1240 Goodman Rd E Suite 3
Southaven, MS 38671
662-349-1818

GRANTORS:

TO

GRANTEE:

Donna B. Wiggs and
Thomas H. Wiggs

Charles Stepp, Jr.

STATE OF MISSISSIPPI

COUNTY OF DESOTO

WARRANTY DEED

For and in consideration of the sum of ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, I, the undersigned, **Donna B. Wiggs aka Donna L. Wilson and aka Donna L. Bass (GRANTORS)**, do hereby grant, bargain, sell, convey and warrant, **Charles E. Stepp, Jr. (GRANTEE)**, the following described property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Lot 11, Section A, Allen Subdivision, Section 32, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 1, Page 45, in the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Donna L. Wilson by Quit Claim Deed from Jeffery Wilson and Donna L. Wilson dated April 23, 2001 and filed for record in Book 393, Page 66, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Thomas H. Wiggs, joins in the execution of this deed for the sole purpose of relinquishing any right, title, or interest he may have in the above described property by virtue of his marriage to Donna L. Wilson aka Donna L. Bass nka Donna B. Wiggs.

Said legal description intended to describe the same property described in Deed Book 1, at Page 45, on file in the Chancery Clerk's office of DeSoto County, Mississippi.

There is expected from the warranty hereof and this conveyance is made subject to the following:

1. All taxes becoming a lien on the above described property on and after January 1, 2008. It is agreed and understood that the taxes for the current year have been prorated as of the date of this conveyance on an estimated basis, and when said taxes are actually determined, if the proration as of date of this conveyance is incorrect, then the parties hereto agree to settle with, recompense and reimburse on demand the party to whom any deficit is owed based upon an actually proration.
2. All existing easements, grants or rights-of-way for public roads and for public roads and for electric, telephone, telegraph, gas, water or similar utility purposes;
3. Any and all oil, gas and mineral leases on subject property.

Witness the signature of the Grantor on this the 29 day of Oct, 2008.

Donna B. Wiggs

Donna B. Wiggs aka Donna L. Wilson aka Donna L. Bass
(GRANTOR)

Thomas H. Wiggs

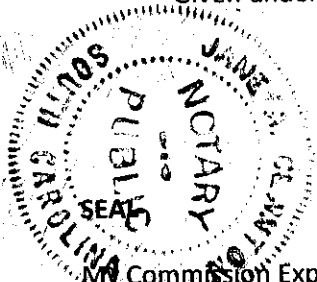
Thomas H. Wiggs
(GRANTOR)

SOUTH CAROLINA
STATE OF MISSISSIPPI

COUNTY OF SPARTANBURG

Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State the within named, **Donna B. Wiggs aka Donna L. Wilson aka Donna L. Bass and Thomas H. Wiggs**, who acknowledged that he/she/they signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her/their free and voluntary act and deed.

Given under my hand and official seal of office, this the 29th day of October, 2008.



Jane A. Clanton
NOTARY PUBLIC

Grantor's Address:

111 Bain St.
Spartanburg SC 29307

Ph: 901 232 2332
N/A

Grantee's Address:

6673 Alice Dr.
Henri Lake MS 38637

Ph: 901 461 6851
N/A

Prepared By:

M. Reid Stanford, Esq.
307 West Main Street
Tupelo, MS 38804
Phone: 662.791.7878
MS Bar No.: 10,011

INDEXING INSTRUCTIONS: Lot 11, Section A, Allen Subdivision, Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi.